

Wheatland Site Medical Office Survey Results

BACKGROUND: The Wheatland Site is located to the north of the West Side Health Center, off W Broad St. The site is currently undeveloped. Medium-high density residential is recommended for the southern portion. This could include apartment, condos or senior housing. The purpose of this survey is to gauge community support for developing medical offices on this portion of the Wheatland Site instead of designating it for residential development.

	Options			Additional Comments
	Option 1: I support developing medical offices on the Wheatland Site adjacent to the Westside Health Center, which was previously designated for residential, if the exterior of the medical office building is designed in a manner sensitive to the residential area to the west (parking located to the rear of the building and other design elements sensitive to the surrounding residential).	Option 2: I support medical offices on the Wheatland Site adjacent to the Westside Health Center, which was previously designated for residential, and I'm neutral on the design and style of the building.	Option 3: I do not support the development of medical offices on the Wheatland Site.	
Total Responses	57	17	20	
Percent:	61%	18%	21%	
✓				
	✓			The medical office building seems to be appropriate for the area if the doctors are legitimate and have the financing. the rest of the property may also require a commercial use or condos if residential development is not feasible in the current economic status.
			✓	need help for the senior citiznens and day care would be nice
✓				
✓				would like to see the design in character with the area or related to its historical aspect.
✓				
	✓			
✓				Only if large attractive berms planted with trees blocks the view of these buildings and they are no taller than two stories. Very important that the parking comes in from the state buildings parking entrances on West Broad and the traffic is NOT, I repeat, NOT, routed down N. Wheatland which is already has too much traffic as a neighborhood entry street and a fire route. I prefer a park designed in the manner of the German Village Schiller Park to go in as a best case option. BUT if the city is totally focused on the income this sale would bring them, then I want to see no taller than two story, very attractively landscaped, and all parking in back, with tall (20 foot or taller) gradual berms facing N. Wheatland with a 35 foot wide band on the east side of N. Wheatland that is set up with a sidewalk and a park like atmosphere, so that I as a resident can walk down to my neighborhood park at the north end of N. Wheatland WITHOUT viewing these medical buildings. Thank you! Gene' Klingler, 105 N. Wheatland Ave. Columbus, OHIO 43204
			✓	I am really not to sure what this survey is all about . I need more information.
✓				
			✓	
			✓	
	✓			
✓				
✓				If the market is there for medical, this is a very good fit. I doubt there's a market for housing, except for accessible housing, and maybe senior housing. More activity, whether residential or medical, will help the business district as well as the nearby neighborhood, as long as it's well managed, which, of course, is not part of this decision. It should be a non-issue for cars to park behind the building.
✓				Anything to improve that area

		✓	<p>Thank you for asking. One of my former students lived on Wheatland and wrote a paper about how the people who live in that area do not want more housing in what they consider to be an already dense area. I have walked the path along the water and have seen signs left by people where they strongly oppose the development of that open area. I, too, believe that if this open area can become a green space connected to the park and bikeways that would be best for everyone. We do have medical health providers on the Hilltop already, and the inflow of cars, etc. for more medical buildings would hardly be welcomed. In addition, there are plenty of vacant/underutilized buildings that could be restored into medical buildings. Please do not take my comments as anti-development -- greenspaces, walkways, bikeways, a dog park, etc. are all forms of development just as valuable if not more so than new buildings. I would ask planning to focus more on sustainability & preserving what we already have rather than building new. Finally, surely the City is aware that some people, if not many, are still upset that the fire station -- one of the most historical buildings in Columbus -- was converted into a health center. Building medical offices here will rub salt into that wound. Having said all that, if you have funding from HHS to build state-of-the-art medical facilities that includes serious and experienced providers, including outreach, addiction help, alternative medical services (massage therapy, nutritionist), screening for cancer, early detection, a medical gymnasium for heart health (akin to what Riverside & Grant offer), rehab, etc., you may be able to make the case to the community. As it is, Doctor's West is the medical facility of choice on the Hilltop, and they really do a great job.</p>
	✓		A better location for these medical offices would be the vacant property at the corner of Wheatland and W. Broad St, especially for medical offices. Better visibility.
✓			I am completely against any more residential. We have enough unoccupied as it is.
✓			Medical offices may be much better neighbor over long term than residential housing here....
✓			
		✓	
	✓		<p>First preference: I do have larger support for Senior Center. Medical offices can easily locate at the vacant 1/2 block front of W. Broad /N Wheatland. It is a more likely location with visibility. The rear behind the Health Center could better support senior living with less traffic woes on N. Wheatland. While the 1/2 block is available, the other property owners would likely sell their parts. I had this engaged in contract at one time for a CVS location.</p>
	✓		There is so much vacant housing. It would be a shame to add more.
✓			
✓			Medical offices yes. More housing no. We have plenty of empty housing needing filled already!
		✓	
✓			
	✓		Offices are much better than the poorly-built Dominion detached condos that were designated for the site. I doubt they will ever be built.
		✓	I feel all of the medical and commercial businesses should stay on Broad Street
		✓	
✓			i don't think it would be a bad idea as long as the entire site of the medical offices looks in design and landscape improve the looks and value of the area, and the same goes for the rest of the land no matter what is put up, houses or whatever.
✓			
			Not much of a choice!

✓			There are so many vacant houses and houses in disrepair, it seems silly to build more. I would suggest demolishing some of the houses on the Hilltop to reduce the density of people and make the area more livable, not build more. Several years ago, my first reaction to the plan to build more houses on Wheatland was to laugh! I couldn't believe with all the run down properties within 2 blocks of the Wheatland site, you were planning on building more! I'm not that thrilled about doctors' offices either, but if the area can support them it is a better idea than building more houses. I am also concerned about the environmental sensitivity of the area and run-off into the creek. It's a nice piece of real estate and I hope you all take some time to make this space a unique addition to the Hilltop and something that will help the area grow and prosper. A row of doctors' offices doesn't seem like it will support that goal.
			I would support the medical office as long as there are not a "Free Clinic" type that will bring more low income people to the area.
✓			
	✓		
	✓		
		✓	Open green space and community gardens. No retail, residential, or
	✓		
✓			
✓			
✓			
✓			I support this structure but I do not support further development
		✓	
✓			
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	✓		
	✓		
		✓	The City of Columbus built and helps support the Westside Health Center. Why would you want a competitor located right next door that would take business from the health center? The Westside Health Center is just building a practice at that location and is not close to being at full patient capacity at this time
✓			
✓			
✓			
✓			What about one floor senior condos' also?
✓			I am very supportive of affordable senior housing on this site and would hope this would influence the types of medical offices that would locate nearby.
✓			We need more medical assets on the Hilltop. The new building on W. Broad Street is great but the folks further west can use such a building too.
✓			I support this ONLY if the "rear" of the building is its east facing side. I DO NOT support parking that is visible from the houses on Wheatland, nor do I support an entrance to the building on Wheatland. I believe there should be an accessway from Broad Street running behind the fire station up to a parking lot on the east side of the proposed building. The entrance being on Wheatland would create too much of a back up at that intersection, since the addition of medical offices would increase the traffic to an unacceptable level for a residential street. Thank you for the opportunity to give my input. Diana Pearson
✓			
✓			
✓			

		✓	there is ENOUGH medical office space in the corridore, we NEED RETAIL to get the area to THRIVE again.
✓			
		✓	There are several potential sites for development on W. Broad St. Some are for sale right now. The idea of making a secondary commercial corridor out of Wheatland Ave has many disadvantages. Let's find ways to make Broad St more attractive and to preserve the promised residential development. As westside residents, we'll have to live with this decision for the rest of our lives. Let's make the best use of the last best parcel (the only large parcel) for residential development in the Highlands West area.
		✓	There is currently a 31,000 sq ft medical facility adjacent to proposed site. They have family practice, internal medicine, OB/Gyn and will have Vision, Dental, and Mental Health services in the near future.
	✓		
✓			
	✓		
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✓			
		✓	
	✓		By selecting option 2, I'm assuming that parking will be made available in the rear of the building.
✓			
		✓	As one of very few parcels within the community available for ground-up development, I think we should stick to the gameplan as it is and hope for renewed interest in single family move-up housing in a rebounded economy. The available buildings on W. Broad St. are a much better option for office development.
✓			Sadly, I do not believe that this area will support "step-up" housing any time in the near future. This plan makes more sense considering this scenario.
✓			
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